

New Orleans Historic District Landmarks Commission  
Meeting Minutes

Date: March 15, 2018

Location: 21st floor Conference Room, 1340 Poydras Street, New Orleans, LA 70112.

Called to order: 1:00 p.m.

Adjourned: 2:30 p.m.

Commissioners present: Jesse Le Blanc, Heather Szapary, Greg Hackenberg, Ed deMontluzin, Renee Lapeyrolerie, H.V. Nagendra, Jeanne Nathan, Calvin Alexander

Commissioners arriving after beginning of the meeting: Anne Redd, Jenifer Greene

Commissioners absent: Andrew P. Sanchez, John Deveney, Carling Dinkler, Tony French

**I. Minutes of the February 01, 2018 meeting.**

Motion: Approve the Minutes.

By: H.V. Nagendra

Second: Renee Lapeyrolerie

Result: Passed

In favor: Jesse Le Blanc, Heather Szapary, Greg Hackenberg, Ed deMontluzin, Renee Lapeyrolerie, H.V. Nagendra, Jeanne Nathan, Calvin Alexander

Opposed:

Comments:

**II. Consent Agenda**

Motion: Approve the Consent Agenda.

By: Renee Lapeyrolerie

Second: Calvin Alexander

Result: Passed

In Favor: Jesse Le Blanc, Heather Szapary, Greg Hackenberg, Ed deMontluzin, Renee Lapeyrolerie, H.V. Nagendra, Jeanne Nathan, Calvin Alexander

Opposed:

Comments:

- A. 1376 Camp St: Lower Garden Historic District, Full Control: James Brown, applicant; Coliseum Place Baptist Church, owner; New construction of single-family residential building.

<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-41885-HDLC>

- B. 1127 Terpsichore St: Lower Garden Historic District, Full Control: James Brown, applicant; Coliseum Place Baptist Church, owner; New construction, single-family residential building.

<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-41966-HDLC>

- C. 3210 N Rampart St: Bywater Historic District, Full Control: Lesley Poche, applicant; 600 S Alexander St LLC, owner; New Construction of a two-story, single-family 1,800 SF residential building with off street parking.

<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-42617-HDLC>

- D. 437 First St: Irish Channel Historic District, Full Control: Corey Newell, applicant; Sandra R Armelin, owner; New construction of two-story, single-family residential building.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=18-00815-HDLC>
- E. 1227 Feliciana St: Bywater Historic District, Full Control: Ed Keenan, applicant; SMS Development LLC, owner; New construction single-family residential building on a vacant lot.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=18-03753-HDLC>
- F. 1406 Clouet St: Bywater Historic District, Full Control: Loretta Harmon, applicant; Willie L Adams, owner; New Construction of a 1700 sf single-family residential building on a vacant lot.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=18-04383-HDLC>
- G. 614 St Roch Ave: Faubourg Marigny Historic District, Full Control: Rick A. Fifield, applicant; Michael L Lintner, owner; New construction of a rooftop addition on existing one-story residential building.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=18-04787-HDLC>
- H. 2315 Laurel St: Irish Channel Historic District, Full Control: Samuel Bavido, applicant; Michael Gunaldo, owner; Construct camelback addition on existing one-story, residential building.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=18-05088-HDLC>
- I. 917 Vallette St: Algiers Point Historic District, Full Control: Lynnette Gordon, applicant; Bwb Enterprised Ltd LLC, owner; Construct new two-story, single-family residential building.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=18-05584-HDLC>

At this time Jennifer Greene arrived.

### III. National Register of Historic Places Nomination Review

- A. 1621 Lafitte Ave.  
Motion: Recommend for National Register of Historic Places  
By: Heather Szapary  
Second: Calvin Alexander  
Result: Passed  
In favor: Jesse Le Blanc, Heather Szapary, Greg Hackenberg, Ed deMontluzin, Renee Lapeyrolerie, H.V. Nagendra, Jeanne Nathan, Calvin Alexander, Jennifer Greene  
Opposed:  
Comments:
- B. 1644 N Villere St  
Motion: Recommend for National Register of Historic Places.  
By: H.V Nagendra  
Second: Heather Szapary  
Result: Passed  
In favor: Jesse Le Blanc, Heather Szapary, Greg Hackenberg, Ed deMontluzin, H.V. Nagendra, Jeanne Nathan, Calvin Alexander, Jennifer Greene  
Opposed: Renee Lapeyrolerie  
Comments:

C. 1601 Lafitte St

Motion: Recommend for the National Register of Historic Places

By: Heather Szapary

Second: Jeanne Nathan

Result: Passed

In favor: Jesse Le Blanc, Heather Szapary, Greg Hackenberg, Ed deMontluzin, H.V. Nagendra, Jeanne Nathan, Calvin Alexander, Jennifer Greene, Renee Lapeyrolerie

Opposed:

Comments:

**IV. Landmark Designation**

A. 2037 First St.

Motion: Remove the landmark designation for 2037 First Street.

By: Renee Lapeyrolerie

Second: Calvin Alexander

Result: Passed

In favor: Jesse Le Blanc, Heather Szapary, Greg Hackenberg, Ed deMontluzin, H.V. Nagendra, Jeanne Nathan, Calvin Alexander, Jennifer Greene, Renee Lapeyrolerie

Opposed:

Comments:

**V. Old Business Work Applications**

A. 2524 St Charles Ave.

Application: Andrew Spaulding, applicant; Robert Lynn Priddy, owner; Appeal of approved plans and ARC recommendations to enlarge rear porch addition to Significant raised single-family residential building.

Speaker: Erin Holmes spoke against the application.

Motion: Defer item as per the applicant's request.

By: Jennifer Greene

Second: Greg Hackenberg

Result: Passed

In favor: Jesse Le Blanc, Heather Szapary, Greg Hackenberg, Ed deMontluzin, H.V. Nagendra, Jeanne Nathan, Calvin Alexander, Jennifer Greene, Renee Lapeyrolerie

Opposed:

Comments:

**VI. New Business Work Applications**

A. 3000 St. Claude Ave.

Application: Renovate five existing buildings into a hotel, including one new construction on a vacant lot. This project includes five parcels including municipal address 3000, 3014, 3020-22, 3024-26, and 3030-32 St. Claude Avenue.

Speakers: Megan Kiefer, Danielle Maggio, Brett Deneau, Carolyn Leftwich, Ben Gordon, Bettina Reutter, Beverly House, Mark Gonzalez, Julien Friel, Eve Abrams, Michelle Fristre, and Elizabeth Macey spoke against the application

Motion: Defer item until after City Council decision.

By: Jennifer Greene

Second: Renee Lapeyrolerie

Result: Failed

In favor: Jesse Le Blanc, Heather Szapary, Jennifer Greene, Renee Lapeyrolerie

Opposed: Greg Hackenberg, Ed deMontluzin, H.V. Nagendra, Jeanne Nathan, Calvin Alexander

Comments:

Motion: Deny Application.

By: Calvin Alexander

Second: Jeanne Nathan

Result: Failed

In favor: Jesse Le Blanc, Renne Lapeyrolerie, Calvin Alexander, Jeanne Nathan, Ed deMontluzin

Opposed: Heather Szapary, Greg Hackenberg, H.V. Nagendra, Jennifer Greene

Comments: Defacto Denial

B. 825 Belleville St.

Comments: This item was withdrawn

**VII. New Business Demolition Applications**

A. 917 Hillary St.

Application: Graham Hill, applicant; Comprehensive Central City Initiative Of, owner; Demolition of existing one-story residential building.

Speakers: Graham Hill spoke against the application.

Motion: Approve the demolition of the existing one-story residential building.

By: Greg Hackenberg

Second: Heather Szapary

Result: Passed

In favor: Jesse Le Blanc, Heather Szapary, Greg Hackenberg, Ed deMontluzin, H.V. Nagendra, Jeanne Nathan, Calvin Alexander, Jennifer Greene, Renee Lapeyrolerie

Opposed:

Comments:

B. 417 S Broad St.

Application: Bob Ellis, applicant; John Paul Sapir LLC, John Paul Sapir LLC, owner; Demolition of existing multi-family residential building.

Speaker: David Williams spoke in favor of the application.

Motion: Approve the application for demolition.

By: Renee Lapeyrolerie

Second: Jeanne Nathan

Result: Passed

In favor: Jesse Le Blanc, Greg Hackenberg, Ed deMontluzin, H.V. Nagendra, Jeanne Nathan, Calvin Alexander, Jennifer Greene, Renee Lapeyrolerie

Opposed: Heather Szapary

Comments:

At this time Anne Redd arrived.

C. 6020 Garfield St.

Application: Pierre Stouse, applicant; Thomas B Lemann, owner; Demolition of existing two-story accessory building.

Speaker: Shelia Lemann spoke in favor of the application.

Motion: Grant the request for demolition.

By: Ed deMontluzin

Second: Jennifer Greene

Result: Failed

In favor: Ed deMontluzin, Jennifer Greene

Opposed: Jesse Le Blanc, Heather Szapary, Greg Hackenberg, Ed deMontluzin, H.V. Nagendra, Jeanne Nathan, Calvin Alexander, Jennifer Greene, Anne Redd, Renee Lapeyrolerie

Comments:

Motion: Defer item to the next commission meeting.

By: Jennifer Greene

Second: Anne Redd

Result: Passed

In Favor: Jesse Le Blanc, Heather Szapary, Greg Hackenberg, Ed deMontluzin, H.V. Nagendra, Jeanne Nathan, Calvin Alexander, Jennifer Greene, Anne Redd, Renee Laperyrolierie

Opposed:

Comments:

Motion: Reconsider previous motion to defer.

By: Jennifer Greene

Second: Anne Redd

Result: Passed

In Favor: Jesse Le Blanc, Heather Szapary, Greg Hackenberg, Ed deMontluzin, H.V. Nagendra, Jeanne Nathan, Calvin Alexander, Jennifer Greene, Anne Redd, Renee Laperyrolierie

Opposed:

Comments:

Motion: Defer item to the next commission meeting.

By: Jennifer Greene

Second: Anne Redd

Result: Failed

In Favor:

Opposed: Jesse Le Blanc, Heather Szapary, Greg Hackenberg, Ed deMontluzin, H.V. Nagendra, Jeanne Nathan, Calvin Alexander, Jennifer Greene, Anne Redd, Renee Laperyrolierie

Comments:

Motion: Reconsider original motion to grant the request for demolition

By: Jennifer Greene

Second: Anne Redd

Result: Passed

In Favor: Jesse Le Blanc, Heather Szapary, Greg Hackenberg, Ed deMontluzin, H.V. Nagendra, Jeanne Nathan, Calvin Alexander, Jennifer Greene, Anne Redd, Renee Laperyrolierie

Opposed:

Comments:

Motion: Grant the request for demolition.

By: Ed deMontluzin

Second: Renee Laperyrolierie

Result: Failed

In favor: Jesse Le Blanc, Greg Hackenberg, Ed deMontluzin, Jeanne Nathan, Calvin Alexander, Jennifer Greene, Anne Redd, Renee Laperyrolierie, Heather Szapary

Opposed: Jeanne Nathan, H.V. Nagendra

Comments: Defacto denial due to a no action vote.

D. 1315 Sixth St.

Application: Joseph P Buckley, applicant; 1315 Sixth Street LLC, owner; Demolition of one-story, multi-family structure.

Speaker: Shelley Harduw spoke in favor of the application.

Motion: Approve the demolition of the existing one-story residential building.

By: Anne Redd

Second: Ed deMontluzin

Result: Passed

In favor: Jesse Le Blanc, Greg Hackenberg, Ed deMontluzin, H.V. Nagendra, Jeanne Nathan, Calvin Alexander, Jennifer Greene, Heather Szapary, Renee Lapeyrolerie

Opposed:

Comments:

At this time Renee Lapeyrolerie left the meeting.

**VIII. New Business Retention Applications**

A. 431 Atlantic St.

Application: Jose Maldonado, applicant; Ben Franklin, owner; Retention of change to roof form over front porch including removal of original gable window and installation of inappropriate gable vent, enclosure of rafter tails, and removal of historic wood windows and installation of inappropriate surface-mounted vinyl windows on sides of building.

Motion: Approve retention of the changes to the roof form, provided the front gable is removed and reframed as a standard hip. Approve retention of the surface-mounted vinyl windows on the sides of the building, provided the window trim is modified to meet the standard historic detail with sills and drip caps. Deny the retention of the enclosure of the rafter tails.

By: Hether Szapary

Second: Jeniffer Greene

Result: Passed

In favor: Jesse Le Blanc, Greg Hackenberg, Ed deMontluzin, H.V. Nagendra, Jeanne Nathan, Calvin Alexander, Jennifer Greene, Heather Szapary

Opposed:

Comments:

B. 4729 Camp St.

Application: Morris Porche, applicant; Sharon R Cole, owner; Retention of the demolition of existing camelback single-family residential building.

Motion: Approve the application for retention and levy fines of \$5,000.

By: H.V Nagendra

Second:

Comments: Motion Failed for lack of a second.

Motion: Approve the application for the retention of the demolition and levy a \$1,000.00 fine.

By: Greg Hackenberg

Second: Ed deMontluzin

Result: Passed

In favor: Jesse Le Blanc, Greg Hackenberg, Ed deMontluzin, Jeanne Nathan, Calvin Alexander, Jennifer Greene, Heather Szapary

Opposed: H.V. Nagendra

Comments:

## VIII. HDLC Reports and Communications